

Fill in this information to identify the case.

United States Bankruptcy Court for the:

Southern District of Texas, Mcallen Division

Case number (if known): \_\_\_\_\_ Chapter 11

☐ Check if this is an amended filing

## Official Form 201

# Voluntary Petition for Non-Individuals Filing for Bankruptcy

12/15

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Vela's 4 Stars, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names, and *doing business as names*

3. Debtor's federal Employer Identification Number (EIN) 4 5 - 4 4 3 4 4 3 7

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

2603 East Expressway 83

Number Street

Attn: Juan R. Vela

Donna, TX 78537

City State ZIP Code

Hidalgo

County

P.O. Box

City State ZIP Code

Location of principal assets, if different from principal place of business

Number Street

City State ZIP Code

5. Debtor's website (URL) \_\_\_\_\_

6. Type of debtor

☐ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☒ Other. Specify: Debtor was created to own and manage real property assets.

Debtor Vela's 4 Stars, LLC  
Name

Case number (if known) \_\_\_\_\_

**7. Describe debtor's business****A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

**B. Check all that apply:**

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

**C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.naics.com/search/>.**5 3 1 1**8. Under which chapter of the Bankruptcy Code is the debtor filing?****Check one:**

- ☐ Chapter 7
- ☐ Chapter 9
- ☒ Chapter 11. **Check all that apply:**

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,490,925 (amount subject to adjustment on 4/01/16 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**☒ No☐ Yes. District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

If more than 2 cases, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**☒ No☐ Yes. Debtor \_\_\_\_\_ Relationship \_\_\_\_\_  
District \_\_\_\_\_ When \_\_\_\_\_  
MM / DD / YYYY

List all cases. If more than 1, attach a separate list.

Case number, if known \_\_\_\_\_

Debtor Vela's 4 Stars, LLC  
Name

Case number (if known) \_\_\_\_\_

**11. Why is the case filed in this district?**

Check all that apply:

☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention? (Check all that apply.)**☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.What is the hazard?  
\_\_\_\_\_☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other \_\_\_\_\_**Where is the property?** \_\_\_\_\_

Number Street

City

State

ZIP Code

**Is the property insured?**☐ No☐ Yes. Insurance agency \_\_\_\_\_  
Contact name \_\_\_\_\_  
Phone \_\_\_\_\_**Statistical and administrative information****13. Debtor's estimation of available funds?**

Check one:

☐ Funds will be available for distribution to unsecured creditors.☒ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.**14. Estimated number of creditors**☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5,001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,000-100,000☐ More than 100,000**15. Estimated assets**☐ \$0-\$50,000☐ \$50,001-\$100,000☐ \$100,001-\$500,000☐ \$500,001-\$1 million☒ \$1,000,001-\$10 million☐ \$10,000,001-\$50 million☐ \$50,000,001-\$100 million☐ \$100,000,001-\$500 million☐ \$500,000,001-\$1 billion☐ \$1,000,000,001-\$10 billion☐ \$10,000,000,001-\$50 billion☐ More than \$50 billion

Debtor Vela's 4 Stars, LLC  
Name

Case number (if known) \_\_\_\_\_

**16. Estimated liabilities**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000          | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input type="checkbox"/> \$10,000,001-\$50 million           | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million          | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million         | <input type="checkbox"/> More than \$50 billion        |

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 07/31/2017  
MM/ DD/ YYYY

**X**

/s/ Juan R. Vela  
Signature of authorized representative of debtor

Juan R. Vela  
Printed name

Title President

**18. Signature of attorney****X**

/s/ Marcos D Oliva  
Signature of attorney for debtor

Date 07/31/2017  
MM/ DD/ YYYY

Marcos D Oliva  
Printed name

Marcos D. Oliva, PC  
Firm name

223 W Nolana Ave  
Number Street

McAllen  
City

TX  
State

78504-2500  
ZIP Code

(956) 683-7800  
Contact phone

marcos@olivalawfirm.com  
Email address

24056068  
Bar number

Texas  
State

Fill in this information to identify the case:	
Debtor name	<u>Vela's 4 Stars, LLC</u>
United States Bankruptcy Court for the:	
<u>Southern District of Texas, Mcallen Division</u>	
Case number (if known):	_____

☐ Check if this is an amended filing

## Official Form 206A/B

### Schedule A/B: Assets — Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

#### Part 1: Cash and cash equivalents

##### 1. Does the debtor have any cash or cash equivalents?

- ☒ No. Go to Part 2.  
☐ Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

##### 2. Cash on hand

\_\_\_\_\_

##### 3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

None

##### 4. Other cash equivalents (Identify all)

Name of institution (bank or brokerage firm)

None

##### 5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

_____
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#### Part 2: Deposits and prepayments

##### 6. Does the debtor have any deposits or prepayments?

- ☒ No. Go to Part 3.  
☐ Yes. Fill in the information below.

Current value of debtor's interest

##### 7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

None

##### 8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

None

Debtor Vela's 4 Stars, LLC  
Name \_\_\_\_\_

Case number (if known) \_\_\_\_\_

**9. Total of Part 2.**

**Add lines 7 through 8. Copy the total to line 81.**

\_\_\_\_\_

### Part 3: Accounts receivable

**10. Does the debtor have any accounts receivable?**

- ☒ No. Go to Part 4.  
☐ Yes. Fill in the information below.

**Current value of debtor's interest**

## 11. Accounts Receivable

11a. 90 days old or less: \$0.00 - \$0.00 = ..... → \$0.00  
face amount doubtful or uncollectible accounts

11b. Over 90 days old: \$0.00 - \$0.00 = ..... → \$0.00  
face amount doubtful or uncollectible accounts

## 12. Total of Part 3

**Current value on lines 11a + 11b = line 12. Copy the total to line 82.**

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## Part 4: Investments

**13. Does the debtor own any investments?**

- ☒ No. Go to Part 5.
- ☐ Yes. Fill in the information below.

**Valuation method  
used for current value**

**Current value of debtor's interest**

**14. Mutual funds or publicly traded stocks not included in Part 1**

Name of fund or stock:

None

**15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture**

**Name of entity:** \_\_\_\_\_ **% of ownership:** \_\_\_\_\_

**None**

**16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1**

**Describe:**

**None**

**17. Total of Part 4**

**Add lines 14 through 16. Copy the total to line 83.**

---

Debtor Vela's 4 Stars, LLC  
Name

Case number (if known) \_\_\_\_\_

**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.  
☐ Yes. Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
---------------------	-------------------------------------	---	---	------------------------------------

19. Raw materials  
 20. Work in progress  
 21. Finished goods, including goods held for resale  
 22. Other inventory or supplies

23. Total of Part 5

Add lines 19 through 22. Copy the total to line 84.

24. Is any of the property listed in Part 5 perishable?

- ☒ No  
☐ Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

- ☒ No  
☐ Yes

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

- ☒ No  
☐ Yes

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.  
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
---------------------	---	---	------------------------------------

28. Crops—either planted or harvested  
None  
 29. Farm animals *Examples:* Livestock, poultry, farm-raised fish  
None  
 30. Farm machinery and equipment (Other than titled motor vehicles)  
None  
 31. Farm and fishing supplies, chemicals, and feed  
None  
 32. Other farming and fishing-related property not already listed in Part 6  
None

33. Total of Part 6

Add lines 28 through 32. Copy the total to line 85.

Debtor Vela's 4 Stars, LLC

Case number (if known) \_\_\_\_\_

Name

34. Is the debtor a member of an agricultural cooperative?

☒ No☐ Yes. Is any of the debtor's property stored at the cooperative?☐ No☐ Yes

35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?

☒ No☐ Yes

36. Is a depreciation schedule available for any of the property listed in Part 6?

☒ No☐ Yes

37. Has any of the property listed in Part 6 been appraised by a professional within the last year?

☒ No☐ Yes**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

☒ No. Go to Part 8.☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. Office furniture			
40. Office fixtures			
41. Office equipment, including all computer equipment and communication systems equipment and software			
42. Collectibles <i>Examples:</i> Antiques and figurines; paintings, prints or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles			
<u>None</u>			

43. Total of Part 7

Add lines 39 through 42. Copy the total to line 86.

44. Is a depreciation schedule available for any of the property listed in Part 7?

☒ No☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

☒ No☐ Yes**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

☒ No. Go to Part 9.☐ Yes. Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
<u>None</u>			



Debtor Vela's 4 Stars, LLC

Case number (if known) \_\_\_\_\_

Name

48. **Watercraft, trailers, motors, and related accessories** Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vesselsNone49. **Aircraft and accessories**None50. **Other machinery, fixtures, and equipment (excluding farm machinery and equipment)**None51. **Total of Part 8**

Add lines 47 through 50. Copy the total to line 87.

**Part 9: Real Property**

52. Is a depreciation schedule available for any of the property listed in Part 8?

☒ No☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

☒ No☐ Yes

54. Does the debtor own or lease any real property?

☐ No. Go to Part 10.☒ Yes. Fill in the information below.55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has interest**

	Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment, or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1	<u>Star Moulding Building - Real Azteca Lot 7</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Independent Appraiser -</u>	<u>\$900,000.00</u>
55.2	<u>Star Builders - Border Air Lot 1</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Independent Appraiser</u>	<u>\$1,800,000.00</u>
55.3	<u>Center Lot - Hooks Reserve (between warehouses)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Independent Appraiser</u>	<u>\$300,000.00</u>
55.4	<u>Brownsville Star Moulding Location (vacant)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Cameron County Appraisal District</u>	<u>\$357,983.00</u>
55.5	<u>Saratoga Ind Place #2 PT Lot 8 Block 1 (undeveloped industrial lot)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Nueces County Appraisal District</u>	<u>\$62,930.00</u>
55.6	<u>Saratoga Ind Place #2 Lot 9 Block 1</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Nueces County Appraisal District</u>	<u>\$61,551.00</u>
55.7	<u>Saratoga Ind Place #2 Lot 10 Block 1</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Nueces County Appraisal District</u>	<u>\$66,690.00</u>

56. **Total of Part 9**

Add the current value on lines 55.1 through 55.6 and entries from any addition sheets. Copy the total to line 88.

\$3,549,154.00

57. Is a depreciation schedule available for any of the property listed in Part 8?

☒ No☐ Yes

Debtor Vela's 4 Stars, LLC  
Name

Case number (if known) \_\_\_\_\_

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☐ No  
☒ Yes

**Part 10: Intangibles and Intellectual Property**

59. Does the debtor own or lease any office machinery, equipment, and vehicles?

- ☒ No. Go to Part 11.  
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets <u>None</u>			
61. Internet domain names and websites <u>None</u>			
62. Licenses, franchises, and royalties <u>None</u>			
63. Customer lists, mailing lists, or other compilations <u>None</u>			
64. Other intangibles, or intellectual property <u>None</u>			
65. Goodwill <u>None</u>			

66. Total of Part 10

Add lines 60 through 65. Copy the total to line 89.

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

- ☒ No  
☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- ☒ No  
☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☒ No  
☐ Yes

**Part 11: All other assets**

70. Does the debtor own any other assets that have not yet been reported on this form?

- ☒ No. Go to Part 12.  
☐ Yes. Fill in the information below.

Current value of debtor's interest

71. Notes receivable

Description (include name of obligor)

None

72. Tax refunds and unused net operating losses (NOLs)

Debtor Vela's 4 Stars, LLC Case number (if known) \_\_\_\_\_

Name

Description (for example, federal, state, local)

None

73. Interests in insurance policies or annuities

None

74. Causes of action against third parties (whether or not a lawsuit has been filed)

None

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

None

76. Trusts, equitable or future interests in property

None77. Other property of any kind not already listed *Examples: Season tickets, country club membership*None

78. Total of Part 11

Add lines 71 through 77. Copy the total to line 90.

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

☒ No☐ Yes**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1.</i>	_____	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	_____	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	_____	
83. Investments. <i>Copy line 17, Part 4.</i>	_____	
84. Inventory. <i>Copy line 23, Part 5.</i>	_____	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	_____	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	_____	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	_____	
88. Real property. <i>Copy line 56, Part 9.....</i> →		<u>\$3,549,154.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	_____	

Debtor Vela's 4 Stars, LLC Case number (if known) \_\_\_\_\_

Name

90. All other assets. Copy line 78, Part 11.

+

91. Total. Add lines 80 through 90 for each column... 91a.

\$0.00

+ 91b.

\$3,549,154.00

92. Total of all property on Schedule A/B. Lines 91a + 91b = 92. ....

\$3,549,154.00

Fill in this information to identify the case:	
Debtor name	<u>Vela's 4 Stars, LLC</u>
United States Bankruptcy Court for the:	<u>Southern District of Texas, McAllen Division</u>
Case number (if known):	_____

☐ Check if this is an amended filing

## Official Form 206D

### Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

#### 1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

#### Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.		Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	
2.1	<p><b>Creditor's name</b> <u>Cameron County Tax Assessor - Collector</u></p> <p><b>Creditor's mailing address</b> <u>P.O. Box 952</u> <u>Brownsville, TX 78522-0952</u></p> <p><b>Creditor's email address, if known</b> _____</p> <p><b>Date debt was incurred</b> _____</p> <p><b>Last 4 digits of account number</b> _____</p> <p><b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor, and its relative priority. 1) International Bank of Commerce 2) Cameron County Tax Assessor - Collector</p>	<p><b>Describe debtor's property that is subject to a lien</b> Brownsville Star Moulding Location (vacant) 6709 Paredes Line Road Brownsville, TX 78521</p> <p><b>Describe the lien</b> <u>Ad Valorem Taxes - 2015 and 2016</u></p> <p><b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes.</p> <p><b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).</p> <p><b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	<u>\$13,117.48</u>	<u>\$357,983.00</u>
3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.		<u>\$2,539,805.34</u>		

Debtor

Vela's 4 Stars, LLC

Case number (if known)

Name

Part 1: **Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A

Amount of claim  
Do not deduct the  
value of collateral.

Column B

Value of collateral  
that supports this  
claim

## 2.2 Creditor's name

Hidalgo County Tax Assessor - Collector

## Creditor's mailing address

Edinburg, TX 78540

## Creditor's email address, if known

## Date debt was incurred

Last 4 digits of account  
numberDo multiple creditors have an interest in the  
same property?☐ No.☒ Yes. Have you already specified the  
relative priority?☐ No. Specify each creditor, including this  
creditor, and its relative priority.☒ Yes. The relative priority of creditors is  
specified on lines 2.2

## Describe debtor's property that is subject to a lien

Star Builders - Border Air Lot 1  
2617 E. Expressway 83 Donna, TX 78537

## Describe the lien

Ad Valorem Taxes - 2016

## Is the creditor an insider or related party?

☒ No☐ Yes.

## Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

## As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed\$24,779.11\$1,800,000.00

## 2.3 Creditor's name

Hidalgo County Tax Assessor - Collector

## Creditor's mailing address

PO Box 178Edinburg, TX 78540

## Creditor's email address, if known

## Date debt was incurred

Last 4 digits of account  
numberDo multiple creditors have an interest in the  
same property?☐ No.☒ Yes. Have you already specified the  
relative priority?☐ No. Specify each creditor, including this  
creditor, and its relative priority.☒ Yes. The relative priority of creditors is  
specified on lines 2.3

## Describe debtor's property that is subject to a lien

Center Lot - Hooks Reserve (between  
warehouses)  
Hooks Reserve North Pirkle 0.59 acres An IRR TR S375-  
W71.6' LOT C 0.59 AC Net Donna, TX 78537

## Describe the lien

Ad Valorem Taxes - 2016

## Is the creditor an insider or related party?

☒ No☐ Yes.

## Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

## As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed\$8,156.76\$300,000.00

Debtor

Vela's 4 Stars, LLC

Name

Case number (if known)

Part I: **Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A

Amount of claim  
Do not deduct the  
value of collateral.

Column B

Value of collateral  
that supports this  
claim

<p>2.4 <b>Creditor's name</b> <u>Hidalgo County Tax Assessor - Collector</u></p> <p><b>Creditor's mailing address</b> <u>PO Box 178</u> <u>Edinburg, TX 78540</u></p> <p><b>Creditor's email address, if known</b> _____</p> <p><b>Date debt was incurred</b> _____</p> <p><b>Last 4 digits of account number</b> _____</p> <p><b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?  <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.4</u></p>	<p><b>Describe debtor's property that is subject to a lien</b> Star Moulding Building - Real Azteca Lot 7 2603 E. Expressway 83 Donna, TX 78537</p> <p><b>Describe the lien</b> <u>Ad Valorem Taxes - 2016</u></p> <p><b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes.</p> <p><b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).</p> <p><b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	<p><u>\$21,454.50</u></p> <p><u>\$900,000.00</u></p>
<p>2.5 <b>Creditor's name</b> <u>International Bank of Commerce</u></p> <p><b>Creditor's mailing address</b> <u>908 N. U.S. Highway 83</u> <u>Zapata, TX 78076</u></p> <p><b>Creditor's email address, if known</b> _____</p> <p><b>Date debt was incurred</b> <u>Nov 26, 2014</u></p> <p><b>Last 4 digits of account number</b> _____</p> <p><b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?  <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.1</u></p>	<p><b>Describe debtor's property that is subject to a lien</b> Brownsville Star Moulding Location (vacant) 6709 Paredes Line Road Brownsville, TX 78521</p> <p><b>Describe the lien</b> <u>Deed of Trust</u></p> <p><b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes.</p> <p><b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).</p> <p><b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	<p><u>\$300,000.00</u></p> <p><u>\$357,983.00</u></p>

**Remarks:** This loan is cross-collateralized by all real property assets: (i) Hidalgo County properties, (ii) Nueces County properties, and (iii) this Cameron County property for a total debt of \$2,468,301.19.

Part 1: **Additional Page**

Column A

Column B

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Amount of claim  
Do not deduct the  
value of collateral.Value of collateral  
that supports this  
claim

<p>2.6 <b>Creditor's name</b> <u>International Bank of Commerce</u></p> <p><b>Creditor's mailing address</b> <u>908 N. U.S. Highway 83</u> <u>Zapata, TX 78076</u></p> <p><b>Creditor's email address, if known</b> _____</p> <p><b>Date debt was incurred</b> <u>Nov 26, 2013</u></p> <p><b>Last 4 digits of account number</b> _____</p> <p><b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?  <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.3</u></p>	<p><b>Describe debtor's property that is subject to a lien</b> Center Lot - Hooks Reserve (between warehouses) Hooks Reserve North Pkide 0.59 acres An IRR TR S375'-W71.6' LOT C 0.59 AC Net Donna, TX 78537</p> <p><b>Describe the lien</b> <u>Deed of Trust</u></p> <p><b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes.</p> <p><b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).</p> <p><b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	<p><u>\$198,830.10</u></p> <p><u>\$300,000.00</u></p>
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Remarks: This loan is cross-collateralized by the properties located in: (i) Cameron County, (ii) Nueces County, and (iii) Hidalgo County for a total debt of \$2,468,301.19.

<p>2.7 <b>Creditor's name</b> <u>International Bank of Commerce</u></p> <p><b>Creditor's mailing address</b> <u>908 N. U.S. Highway 83</u> <u>Zapata, TX 78076</u></p> <p><b>Creditor's email address, if known</b> _____</p> <p><b>Date debt was incurred</b> <u>Nov 26, 2014</u></p> <p><b>Last 4 digits of account number</b> _____</p> <p><b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?  <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.2</u></p>	<p><b>Describe debtor's property that is subject to a lien</b> Star Builders - Border Air Lot 1 2617 E. Expressway 83 Donna, TX 78537</p> <p><b>Describe the lien</b> <u>Deed of Trust</u></p> <p><b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes.</p> <p><b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).</p> <p><b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	<p><u>\$1,192,980.60</u></p> <p><u>\$1,800,000.00</u></p>
---	--	---

Remarks: This loan is cross-collateralized by the properties located in: (i) Cameron County, (ii) Nueces County, and (iii) Hidalgo County for a total debt of \$2,468,301.19.

Official Form 206D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

page 4 of 9

Debtor Vela's 4 Stars, LLC  
Name

Case number (if known) \_\_\_\_\_



Part 1: **Additional Page**

Column A

Column B

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Amount of claim  
Do not deduct the  
value of collateral.Value of collateral  
that supports this  
claim

## 2.3 Creditor's name

International Bank of Commerce

## Describe debtor's property that is subject to a lien

Star Moulding Building - Real Azteca Lot 7  
2603 E. Expressway 83 Donna, TX 78537

\$596,490.30

\$900,000.00

## Creditor's mailing address

908 N. U.S. Highway 83  
Zapata, TX 78076Describe the lien  
Deed of Trust

## Creditor's email address, if known

## Is the creditor an insider or related party?

☒ No  
☐ Yes.

Date debt was incurred Nov 26, 2014

## Is anyone else liable on this claim?

☒ No  
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).Last 4 digits of account  
numberDo multiple creditors have an interest in the  
same property?☐ No.☒ Yes. Have you already specified the  
relative priority?☐ No. Specify each creditor, including this  
creditor, and its relative priority.☒ Yes. The relative priority of creditors is  
specified on lines 2.4

## As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent  
☐ Unliquidated  
☐ DisputedRemarks: This loan is cross-collateralized by the properties located in: (i) Cameron County, (ii) Nueces  
County, and (iii) Hidalgo County.

## 2.9 Creditor's name

International Bank of Commerce

## Describe debtor's property that is subject to a lien

Saratoga Ind Place #2 Lot 10 Block 1  
Chapman Ranch Road Corpus Christi, TX

\$60,000.00

\$66,690.00

## Creditor's mailing address

908 N. U.S. Highway 83  
Zapata, TX 78076Describe the lien  
Deed of Trust

## Creditor's email address, if known

## Is the creditor an insider or related party?

☒ No  
☐ Yes.

Date debt was incurred 11/26/2014

## Is anyone else liable on this claim?

☒ No  
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).Last 4 digits of account  
numberDo multiple creditors have an interest in the  
same property?☐ No.☒ Yes. Have you already specified the  
relative priority?☐ No. Specify each creditor, including this  
creditor, and its relative priority.☒ Yes. The relative priority of creditors is  
specified on lines 2.9

## As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent  
☐ Unliquidated  
☐ DisputedRemarks: This loan is cross-collateralized with all of Debtor's real property, located in: (i) Hidalgo County,  
(ii) Cameron County, and (iii) Nueces County for a total debt of \$2,468,301.19.

Official Form 206D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

page 5 of 9

Debtor Vela's 4 Stars, LLC  
Name

Case number (if known) \_\_\_\_\_

Part 1: **Additional Page**

Column A

Column B

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Amount of claim  
Do not deduct the  
value of collateral.Value of collateral  
that supports this  
claim

2.10			
<b>Creditor's name</b> <u>International Bank of Commerce</u>		<b>Describe debtor's property that is subject to a lien</b> <u>Saratoga Ind Place #2 Lot 9 Block 1</u> <u>Chapman Ranch Road Corpus Christi, TX</u>	
<b>Creditor's mailing address</b> <u>908 N. U.S. Highway 83</u> <u>Zapata, TX 78076</u>		<b>Describe the lien</b> <u>Deed of Trust</u>	
<b>Creditor's email address, if known</b> _____		<b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes.	
<b>Date debt was incurred</b> <u>11/26/2014</u>		<b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).	
<b>Last 4 digits of account number</b> _____		<b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
<b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?  <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.10</u>			
<b>Remarks:</b> This loan is cross-collateralized by all of Debtor's real property, located in: (i) Hidalgo County, (ii) Cameron County, and (iii) Nueces County			

<b>Creditor's name</b> <u>International Bank of Commerce</u>		<b>Describe debtor's property that is subject to a lien</b> <u>\$60,000.00</u>	<u>\$62,930.00</u>
<b>Creditor's mailing address</b> <u>908 N. U.S. Highway 83</u> <u>Zapata, TX 78076</u>		<u>Saratoga Ind Place #2 PT Lot 8 Block 1</u> <u>(undeveloped industrial lot)</u> <u>Chapman Ranch Road Corpus Christi, TX</u>	
<b>Creditor's email address, if known</b> _____		<b>Describe the lien</b> <u>Deed of Trust</u>	
<b>Date debt was incurred</b> <u>11/26/2014</u>		<b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes.	
<b>Last 4 digits of account number</b> <u>      </u>		<b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).	
<b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?  <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.11</u>		<b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
<b>Remarks:</b> This loan is cross-collateralized by all of Debtor's real property, located in: (i) Hidalgo County, (ii) Cameron County, and (iii) Nueces County, for a total debt of \$2,468,301.19.			

Debtor Vela's 4 Stars, LLC  
Name \_\_\_\_\_

Case number (if known) \_\_\_\_\_

Part 1: **Additional Page**

**Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.**

**Column A**

**Amount of claim**  
Do not deduct the  
value of collateral.

**Column B**

**Value of collateral that supports this claim**

2.12	<b>Creditor's name</b> <u>Nueces County Tax Assessor - Collector</u>  <b>Creditor's mailing address</b> <u>901 Leopard Street Room 301</u> <u>Corpus Christi, TX 78401</u>  <b>Creditor's email address, if known</b> _____  <b>Date debt was incurred</b> _____  <b>Last 4 digits of account number</b> _____  <b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.11</u>	<b>Describe debtor's property that is subject to a lien</b> <u>Saratoga Ind Place #2 PT Lot 8 Block 1</u> <u>(undeveloped industrial lot)</u> <u>Chapman Ranch Road Corpus Christi, TX</u>  <b>Describe the lien</b> <u>Ad Valorem Taxes - 2016</u>  <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes.  <b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).  <b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<u>\$1,315.57</u>	<u>\$62,930.00</u>
2.13	<b>Creditor's name</b> <u>Nueces County Tax Assessor - Collector</u>  <b>Creditor's mailing address</b> <u>901 Leopard Street Room 301</u> <u>Corpus Christi, TX 78401</u>  <b>Creditor's email address, if known</b> _____  <b>Date debt was incurred</b> _____  <b>Last 4 digits of account number</b> _____  <b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.10</u>	<b>Describe debtor's property that is subject to a lien</b> <u>Saratoga Ind Place #2 Lot 9 Block 1</u> <u>Chapman Ranch Road Corpus Christi, TX</u>  <b>Describe the lien</b> <u>Ad Valorem Taxes - 2016</u>  <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes.  <b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).  <b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<u>\$1,286.73</u>	<u>\$61,551.00</u>

Official Form 206D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

page 7 of 9

Debtor Vela's 4 Stars, LLC  
Name

Case number (if known) \_\_\_\_\_

Part 1: **Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A

Amount of claim  
Do not deduct the  
value of collateral.

Column B

Value of collateral  
that supports this  
claim

<p>2.14 <b>Creditor's name</b>  <u>Nueces County Tax Assessor - Collector</u></p> <p><b>Creditor's mailing address</b>  <u>901 Leopard Street Room 301</u>  <u>Corpus Christi, TX 78401</u></p> <p><b>Creditor's email address, if known</b>  _____</p> <p><b>Date debt was incurred</b> _____</p> <p><b>Last 4 digits of account number</b>  _____</p> <p><b>Do multiple creditors have an interest in the same property?</b>  <input type="checkbox"/> No.  <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?              <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority.              <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.9</u></p>	<p><b>Describe debtor's property that is subject to a lien</b>  <u>Saratoga Ind Place #2 Lot 10 Block 1</u>  <u>Chapman Ranch Road Corpus Christi, TX</u></p> <p><b>Describe the lien</b>  <u>Ad Valorem Taxes 2016</u></p> <p><b>Is the creditor an insider or related party?</b>  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes.</p> <p><b>Is anyone else liable on this claim?</b>  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).</p> <p><b>As of the petition filing date, the claim is:</b>          Check all that apply.  <input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p>	<p><u>\$1,394.19</u></p> <p><u>\$66,690.00</u></p>
---	---	--

Debtor Vela's 4 Stars, LLC  
Name

Case number (if known) \_\_\_\_\_

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
Linebarger Goggan Blair & Sampson LLP PO BOX 17428 Diane W. Sanders Austin, TX 78760	Line <u>2.1</u>	_____
Linebarger Goggan Blair & Sampson LLP PO BOX 17428 Diane W. Sanders Austin, TX 78760	Line <u>2.2</u>	_____
Linebarger Goggan Blair & Sampson LLP PO BOX 17428 Diane W. Sanders Austin, TX 78760	Line <u>2.3</u>	_____
Linebarger Goggan Blair & Sampson LLP PO BOX 17428 Diane W. Sanders Austin, TX 78760	Line <u>2.4</u>	_____
Linebarger Goggan Blair & Sampson LLP PO BOX 17428 Diane W. Sanders Austin, TX 78760	Line <u>2.12</u>	_____
Linebarger Goggan Blair & Sampson LLP PO BOX 17428 Diane W. Sanders Austin, TX 78760	Line <u>2.13</u>	_____
Linebarger Goggan Blair & Sampson LLP PO BOX 17428 Diane W. Sanders Austin, TX 78760	Line <u>2.14</u>	_____

Fill in this information to identify the case:
Debtor name <b>Vela's 4 Stars, LLC</b>
United States Bankruptcy Court for the: <b>Southern District of Texas, Mcallen Division</b>
Case number (if known): _____

☐ Check if this is an amended filing

## Official Form 206E/F

### Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

#### Part 1: List Creditors Who Have Secured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507)			
<input checked="" type="checkbox"/> No. Go to Part 2.			
<input type="checkbox"/> Yes. Go to line 2.			
2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.			
		Total claim	Priority amount
2.1	<b>Priority creditor's name and mailing address</b> _____ _____ _____  <b>Date or dates debt was incurred</b> _____  <b>Last 4 digits of account number</b> _____  <b>Specify Code subsection of PRIORITY unsecured claim:</b> 11 U.S.C. § 507(a) ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____  <b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes	_____  _____  _____
2.2	<b>Priority creditor's name and mailing address</b> _____ _____ _____  <b>Date or dates debt was incurred</b> _____  <b>Last 4 digits of account number</b> _____  <b>Specify Code subsection of PRIORITY unsecured claim:</b> 11 U.S.C. § 507(a) ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____  <b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes	_____  _____  _____

Debtor

Vela's 4 Stars, LLC  
Name

Case number (if known)

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

3.1	<b>Nonpriority creditor's name and mailing address</b>      <b>Date or dates debt was incurred</b> _____ <b>Last 4 digits of account number</b> _____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____ <b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes	       
3.2	<b>Nonpriority creditor's name and mailing address</b>      <b>Date or dates debt was incurred</b> _____ <b>Last 4 digits of account number</b> _____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____ <b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes	       
3.3	<b>Nonpriority creditor's name and mailing address</b>      <b>Date or dates debt was incurred</b> _____ <b>Last 4 digits of account number</b> _____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____ <b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes	       
3.4	<b>Nonpriority creditor's name and mailing address</b>      <b>Date or dates debt was incurred</b> _____ <b>Last 4 digits of account number</b> _____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____ <b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes	       
3.5	<b>Nonpriority creditor's name and mailing address</b>      <b>Date or dates debt was incurred</b> _____ <b>Last 4 digits of account number</b> _____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____ <b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes	       

Debtor

Vela's 4 Stars, LLC  
Name

Case number (if known)

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims****5. Add the amounts of priority and nonpriority unsecured claims.****Total of claim amounts****5a. Total claims from Part 1****5a.****\$0.00****5b. Total claims from Part 2****5b.****+****\$0.00****5c. Total of Parts 1 and 2**  
Lines 5a + 5b = 5c.**5c.****\$0.00**



Fill in this information to identify the case:	
Debtor name	<u>Vela's 4 Stars, LLC</u>
United States Bankruptcy Court for the:	
<u>Southern District of Texas, McAllen Division</u>	
Case number (if known):	Chapter <u>11</u>

☐ Check if this is an amended filing

## Official Form 206G

### Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

- ☐ No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.
- ☒ Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1	State what the contract or lease is for and the nature of the debtor's interest	<u>Lease agreement for 2617 E. Expressway 83, Donna, Texas</u>	<u>Vela's Builders, LLC d/b/a Star Builders</u>
	State the term remaining		<u>2603 E. Expressway 83</u>
	List the contract number of any government contract		<u>Donna, TX 78537</u>
2.2	State what the contract or lease is for and the nature of the debtor's interest	<u>Lease agreement for 2603 E. Expressway 83, Donna, Texas</u>	<u>4 Star Moulding, LLC d/b/a Star Moulding</u>
	State the term remaining		<u>2603 E. Expressway 83</u>
	List the contract number of any government contract		<u>Donna, TX 78537</u>
2.3	State what the contract or lease is for and the nature of the debtor's interest	<u>Commercial Listing Agreement - Brownsville Property (Paredes Line Road, Brownsville, Texas)</u>	<u>Century 21 - Johnston Company</u>
	State the term remaining		<u>718 East Harrison</u>
	List the contract number of any government contract		<u>Harlingen, TX 78550</u>
2.4	State what the contract or lease is for and the nature of the debtor's interest	<u>Commercial Listing Agreement - Hidalgo County Properties</u>	<u>Coldwell Banker - La Mansion Real Estate</u>
	State the term remaining		<u>801 E. Dove Avenue</u>
	List the contract number of any government contract		<u>McAllen, TX 78504</u>
2.5	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		

Fill in this information to identify the case:	
Debtor name	<u>Vela's 4 Stars, LLC</u>
United States Bankruptcy Court for the:	
<u>Southern District of Texas, McAllen Division</u>	
Case number (if known):	_____

☐ Check if this is an amended filing

## Official Form 206H

### Schedule H: Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Does the debtor have any codebtors?

☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.

☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name	Mailing Address	Name	Check all schedules that apply:
2.1 Vela, Juan R.	2603 E. Expressway 83 Street	International Bank of Commerce	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
	Donna, TX 78537 City State ZIP Code	International Bank of Commerce	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
		International Bank of Commerce	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
		International Bank of Commerce	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
		International Bank of Commerce	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
		International Bank of Commerce	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
		International Bank of Commerce	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G

Debtor Vela's 4 Stars, LLC  
Name

Case number (if known) \_\_\_\_\_

**Additional Page if Debtor Has More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

**Column 1: Codebtor****Name****Mailing Address****Column 2: Creditor****Name**Check all schedules  
that apply:

2.2 Vela, Maria C. 2603 E. Expressway 83  
Street  
Donna, TX 78537  
City State ZIP Code

International Bank of ☒ D  
Commerce ☐ E/F  
☐ G  
International Bank of ☒ D  
Commerce ☐ E/F  
☐ G

International Bank of ☒ D  
Commerce ☐ E/F  
☐ G

International Bank of ☒ D  
Commerce ☐ E/F  
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☐ G

International Bank of ☒ D  
Commerce ☐ E/F  
☐ G

International Bank of ☒ D  
Commerce ☐ E/F  
☐ G

2.3 \_\_\_\_\_  
Street  
\_\_\_\_\_  
City State ZIP Code

2.4 \_\_\_\_\_  
Street  
\_\_\_\_\_  
City State ZIP Code

Debtor Vela's 4 Stars, LLC  
Name

Case number (if known) \_\_\_\_\_

**Additional Page if Debtor Has More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

**Column 1: Codebtor**

**Column 2: Creditor**

*Check all schedules that apply:*

Name	Mailing Address	Name
2.5 _____	Street _____ _____ City _____ State _____ ZIP Code _____	

2.6 _____	Street _____ _____ City _____ State _____ ZIP Code _____
-----------	--

Fill in this information to identify the case:	
Debtor name	<u>Vela's 4 Stars, LLC</u>
United States Bankruptcy Court for the:	
<u>Southern District of Texas, McAllen Division</u>	
Case number (if known):	Chapter <u>11</u>

☐ Check if this is an amended filing

## Official Form 206Sum

# Summary of Assets and Liabilities for Non-Individuals

12/15

### Part 1: Summary of Assets

#### 1. Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)

##### 1a. Real Property:

Copy line 88 from Schedule A/B.....

\$3,549,154.00

##### 1b. Total personal property:

Copy line 91A from Schedule A/B.....

\$0.00

##### 1c. Total of all property:

Copy line 92 from Schedule A/B.....

\$3,549,154.00

### Part 2: Summary of Liabilities

#### 2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D.....

\$2,539,805.34

#### 3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

##### 3a. Total claim amounts of priority unsecured claims:

Copy the total claims from Part 1 from line 5a of Schedule E/F.....

\$0.00

##### 3b. Total amount of claims of non-priority amount of unsecured claims:

Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F.....

+ \$0.00

#### 4. Total liabilities.....

Lines 2 + 3a + 3b

\$2,539,805.34

Fill in this information to identify the case:

Debtor name Vela's 4 Stars, LLC

United States Bankruptcy Court for the:

Southern District of Texas, Mcallen Division

Case number (if known): \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 202

### Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

#### Declaration and signature

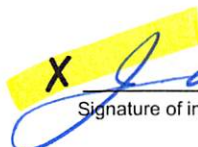
I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets--Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *A Summary of Assets and Liabilities for Non-Individuals* (Official Form 206A-Summary)
- ☐ *Amended Schedule* \_\_\_\_\_
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 07/31/2017  
MM/ DD/ YYYY



/s/ Juan R. Vela

Signature of individual signing on behalf of debtor

Juan R. Vela  
Printed name

President  
Position or relationship to debtor

IN THE UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF TEXAS  
MCALLEN DIVISION

IN RE: Vela's 4 Stars, LLC

CASE NO

CHAPTER 11

**VERIFICATION OF CREDITOR MATRIX**

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 07/31/2017

Signature /s/ Vela's 4 Stars, LLC

Date \_\_\_\_\_

Signature  \_\_\_\_\_

**Vela, Juan R.**  
2603 E. Expressway 83  
Donna, TX 78537

**Vela, Maria C.**  
2603 E. Expressway 83  
Donna, TX 78537

**Vela's Builders, LLC d/b/a Star  
Builders**  
Attn: Juan Vela  
2603 E. Expressway 83  
Donna, TX 78537



**4 Star Moulding, LLC d/b/a  
Star Moulding**

Attn: Juan Vela  
2603 E. Expressway 83  
Donna, TX 78537

**Cameron County Tax Assessor  
- Collector**

Tony Yzaguirre, Jr.  
P.O. Box 952  
Brownsville, TX 78522-0952

**Century 21 - Johnston  
Company**

Attn: Jaime Rangel  
718 East Harrison  
Harlingen, TX 78550

**Coldwell Banker - La Mansion  
Real Estate**

Attn: Freddie Gomez, III  
801 E. Dove Avenue  
McAllen, TX 78504

**Hidalgo County Tax Assessor -  
Collector**

PO Box 178  
Edinburg, TX 78540

**International Bank of  
Commerce**

Attn: Ricardo Ramirez, President  
908 N. U.S. Highway 83  
Zapata, TX 78076

**Linebarger Goggan Blair &  
Sampson LLP**

Diane W. Sanders  
PO BOX 17428  
Austin, TX 78760

**Nueces County Tax Assessor -  
Collector**

Kevin Kieschnick  
901 Leopard Street Room 301  
Corpus Christi, TX 78401